

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

BULK TABLE

ZONE: IB - INTERCHANGE BUSINESS DISTRICT
 PERMITTED USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD: RESTAURANTS & HOTELS

MINIMUM:	REQUIRED	PROVIDED	REMARKS
LOT AREA	5.16 ACRES (5.0+0.16 FOR THE RESTAURANT & CONFERENCE ROOM AREA)	±5.92 ACRES	OK
FRONT YARD SETBACK*	50'	51.0'	OK
FRONT YARD (STATE/COUNTY HIGHWAY)*	60'	60.7'	OK
REAR YARD SETBACK*	60'	65.9'	OK
SIDE YARD SETBACK*			
ONE	50'	119.6'	OK
BOTH	100'	119.6	OK
LOT WIDTH	200'	±280' (CROSSROADS COURT)	OK
LOT DEPTH	200'	±544' (CROSSROADS COURT)	OK
MAXIMUM:	PERMITTED	PROVIDED	
BUILDING COVERAGE**	25%	11.0%	OK
BUILDING HEIGHT	50'	62'-9"	VARIANCE REQ.
LOT SURFACE COVERAGE**	60%	63.0%	VARIANCE REQ.

*BUILDING SETBACKS CALCULATED FROM POTENTIAL CROSSROADS COURT R.O.W. LINE

**BUILDING AND LOT SURFACE COVERAGE CALCULATED USING TOTAL SITE AREA

NOTES:

1. FIRE DISTRICT: ORANGE LAKE
2. SCHOOL DISTRICT: NEWBURGH
3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0139E.

OWNER/APPLICANT:

MR. MARTIN MILANO
 P.O. BOX 10804
 NEWBURGH, NY 12552

TAX LOT:

95-1-45.12

SITE AREA:

EXISTING:
 ±257,722 SQ.FT.
 ±5.92 ACRES

LESS POTENTIAL CROSSROADS COURT R.O.W.:
 ±228,434 SQ.FT.
 ±5.24 ACRES

PARKING REQUIREMENTS:**HOTEL PROVIDED PARKING:**

- 1 PER GUEST BEDROOM (139 GUEST BEDROOMS) = 139 SPACES
- 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -15 EMPLOYEES = 8 SPACES

- 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS = 10 SPACES
- 40 MAXIMUM OCCUPANCY CONFERENCE AREA = 6 SPACES

HANDICAPPED SPACES INCLUDED:

TOTAL REQUIRED PARKING SPACES = 157 SPACES

HOTEL PROVIDED PARKING:

- 1 PER GUEST BEDROOM (139 GUEST BEDROOMS) = 139 SPACES
- 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -15 EMPLOYEES = 8 SPACES

- 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS = 10 SPACES
- 40 MAXIMUM OCCUPANCY MEETING ROOM = 8 SPACES

HANDICAPPED SPACES INCLUDED:

TOTAL PROVIDED PARKING SPACES = 157 SPACES

APPROVED
 50' DRAINAGE
 UNITED STATES
 L15337

LANDS N/F OF C
 FINANCE BUSINESS
 CORPORATE

DETACHED RESTAURANT REQUIRED PARKING:

1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA	= 82 SPACES
— APPROX. 325 SEATS	
HANDICAPPED SPACES INCLUDED:	= 4 SPACES
<u>TOTAL REQUIRED PARKING SPACES</u>	= 82 SPACES

DETACHED RESTAURANT PROVIDED PARKING:

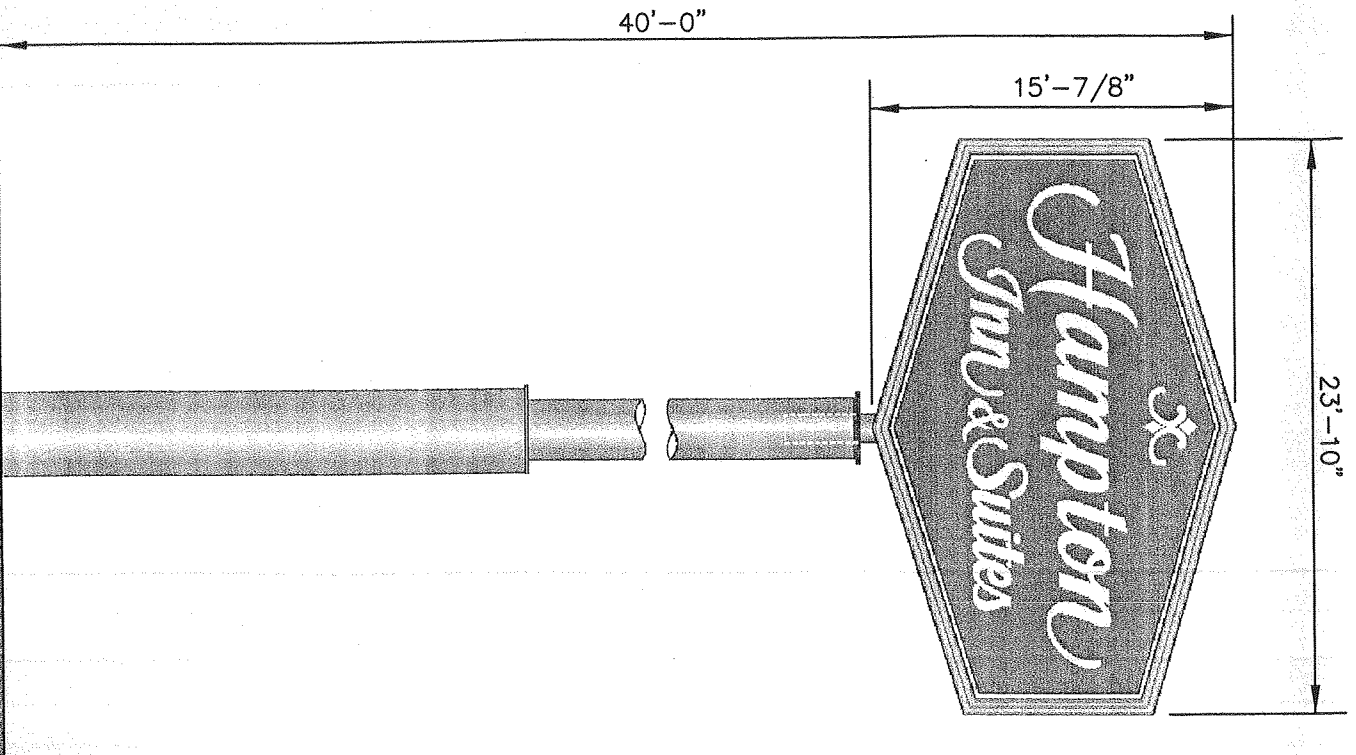
1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA	= 82 SPACES
— APPROX. 325 SEATS	
HANDICAPPED SPACES INCLUDED:	= 4 SPACES
<u>TOTAL PROVIDED PARKING SPACES (INCLUDES 18 LANDBANKED)</u>	= 83 SPACES

INTERIOR LANDSCAPE REQUIREMENTS:

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING	
TOTAL PARKING LOT AREA	= 81,985 S.F.
TOTAL INTERIOR LANDSCAPING REQUIRED	= 4,099 S.F.
TOTAL INTERIOR LANDSCAPING PROVIDED	= 8,995 S.F.

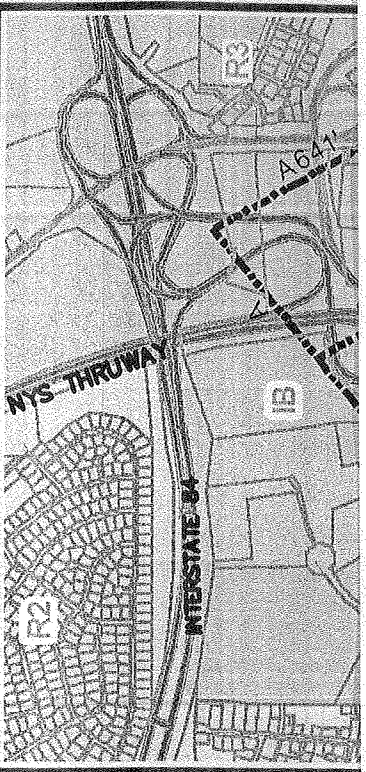
PROPOSED FREESTANDING PYLON SIGN

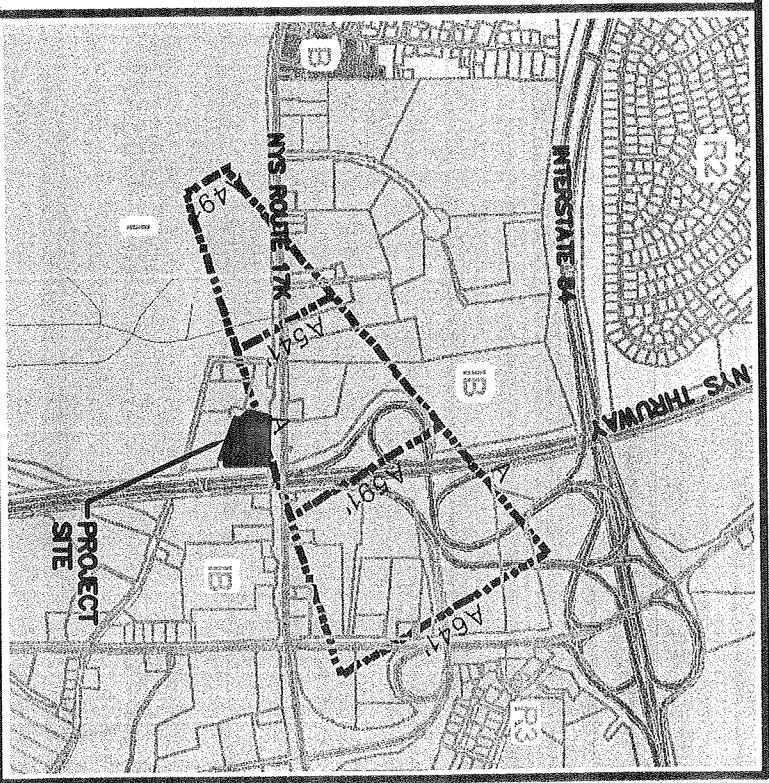
N.T.S.



SIGNAGE TABLE

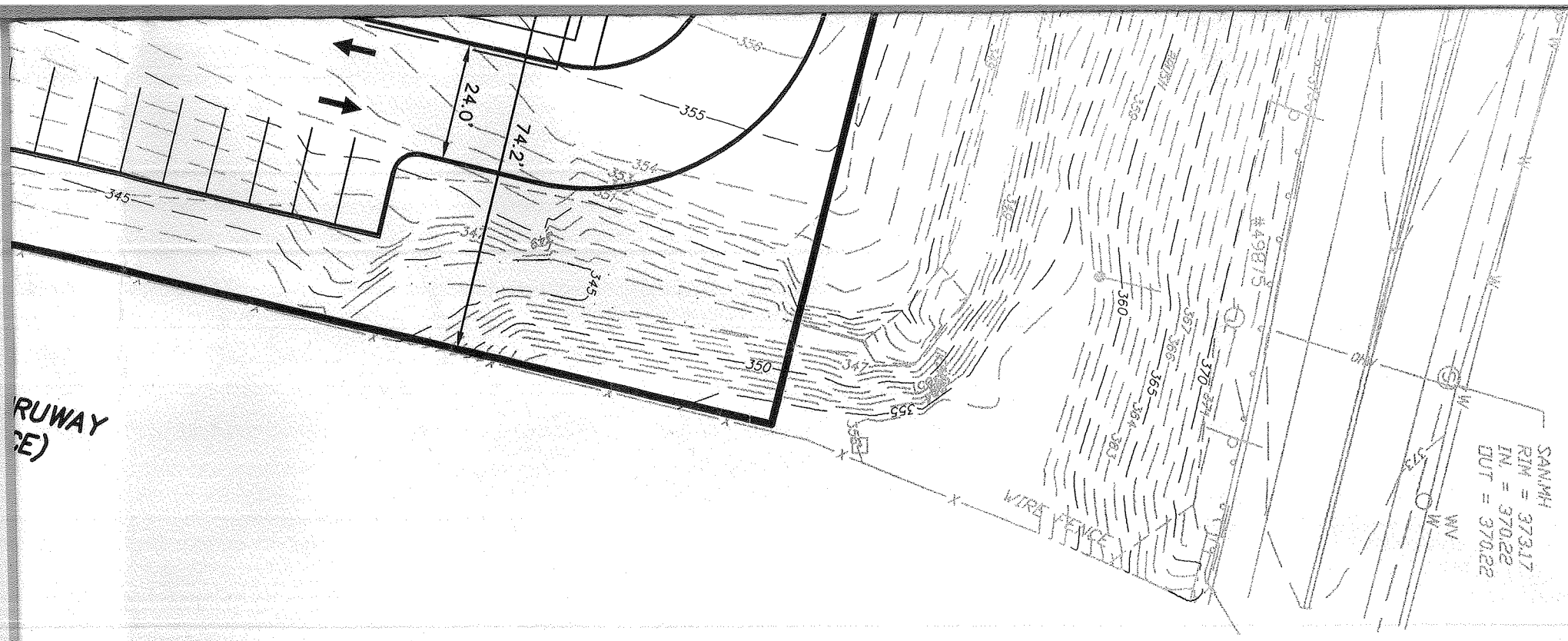
MAXIMUM:	
SIGN AREA	





LOCATION MAP

SCALE: 1" = 2000'



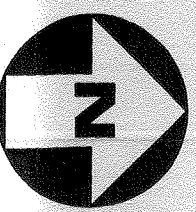
EXISTING

- SITE BOUNDARY
- - - EASEMENT (POTENTIAL (FUTURE RIGHT-OF-WAY))
- - - GUIDE RAIL
- X — FENCE
- - - CONTOUR
- OHW — OVERHEAD WIRE
- SANITARY SEWER
- W — WATERMAIN

PROPOSED

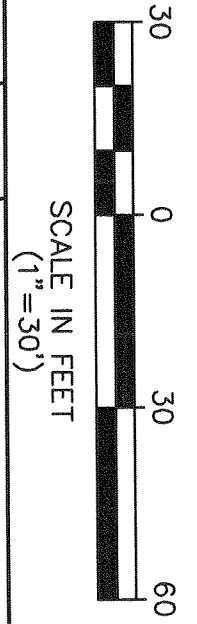
- == CURBLINE
- - - SETBACK LINE
- W — WATER SERVICE
- FM — SANITARY FORCEMAIN
- ⑧ — PARKING STALL COUNT
- — TRAFFIC FLOW ARROW
- ⊠ — DUMPSTER LOCATION

DRAWING LEGEND



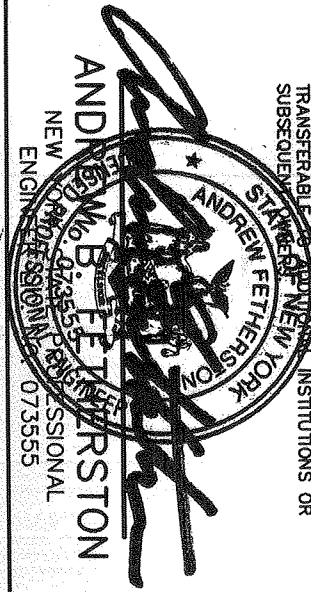
PLAN NORTH

1-87
NEW YORK STATE TH
(ASPHALT SURFA



REV.	DATE	DRAWN BY	DESCRIPTION
1	08/29/14	JED	BULK TABLE UPDATES PER PLANNING BOARD COMMENTS

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT



PROPOSED
PYLON SIGN

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.Y. Certificate of Authorization: 0000172
New Jersey New York Pennsylvania Virginia
Customer Loyalty through Client Satisfaction

COPYRIGHT ©2014, MASER CONSULTING P.A.
ALL RIGHTS RESERVED
THIS DRAWING AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF MASER CONSULTING, P.A.

NEWBURGH OFFICE
1607 Route 300
Suite 101
Newburgh, NY 12550
Phone: 845.564.4495
Fax: 845.564.0278
email: solutions @ maserconsulting.com

**HAMPTON INNS & SUITES
SKETCH PLAN**
FOR
**MARTIN MILANO
TAX LOT
95-1-45.12**

TOWN OF NEWBURGH ORANGE COUNTY N.Y.
SCALE: 1" = 30'
DATE: 07/08/14 DRAWN BY: JJS CHECKED BY: ABF
PROJECT NUMBER: 12000031B

REFERENCE:
DARY, TOPOGRAPHIC AND PLANIMETRICS INFORMATION SHOWN HEREON IS
FROM A SURVEY PREPARED BY MASER CONSULTING P.A., DATED MAY
14.

EMENT EASEMENT
R MAP REF. 5
WERSHIP UNKNOWN

SHEET NUMBER: 1 of 1

POTENTIAL FUTURE
CROSSROADS COURT
RIGHT-OF-WAY
BOUNDARY

CROSSROADS COURT
PROPOSED ROAD MAP REF. 2
(ASPHALT SURFACE)

PROPOSED
RESTAURANT
6,500 GSF

50' FRONT
YARD SETBACK

PROPOSED WATER
SERVICE CONNECTION

PROPOSED
FORCEMAIN
SANITARY SEWER
CONNECTION

PROPOSED WATER
SERVICE CONNECTION

PROPOSED
SANITARY
FORCEMAIN

PROPOSED
SANITARY
PUMP STATION

PROPOSED POTABLE
WATER SERVICE
PROPOSED
FIRE SERVICE
PROPOSED
WATER SERVICE

PROPOSED
SANITARY
SERVICE

PROPOSED
FORCEMAIN
SANITARY SEWER
CONNECTION

PROPOSED
SANITARY
FORCEMAIN

PROPOSED
SIDEWALK
(TYP.)

PROPOSED
WATER
SERVICE

PROPOSED
SIDEWALK
(TYP.)

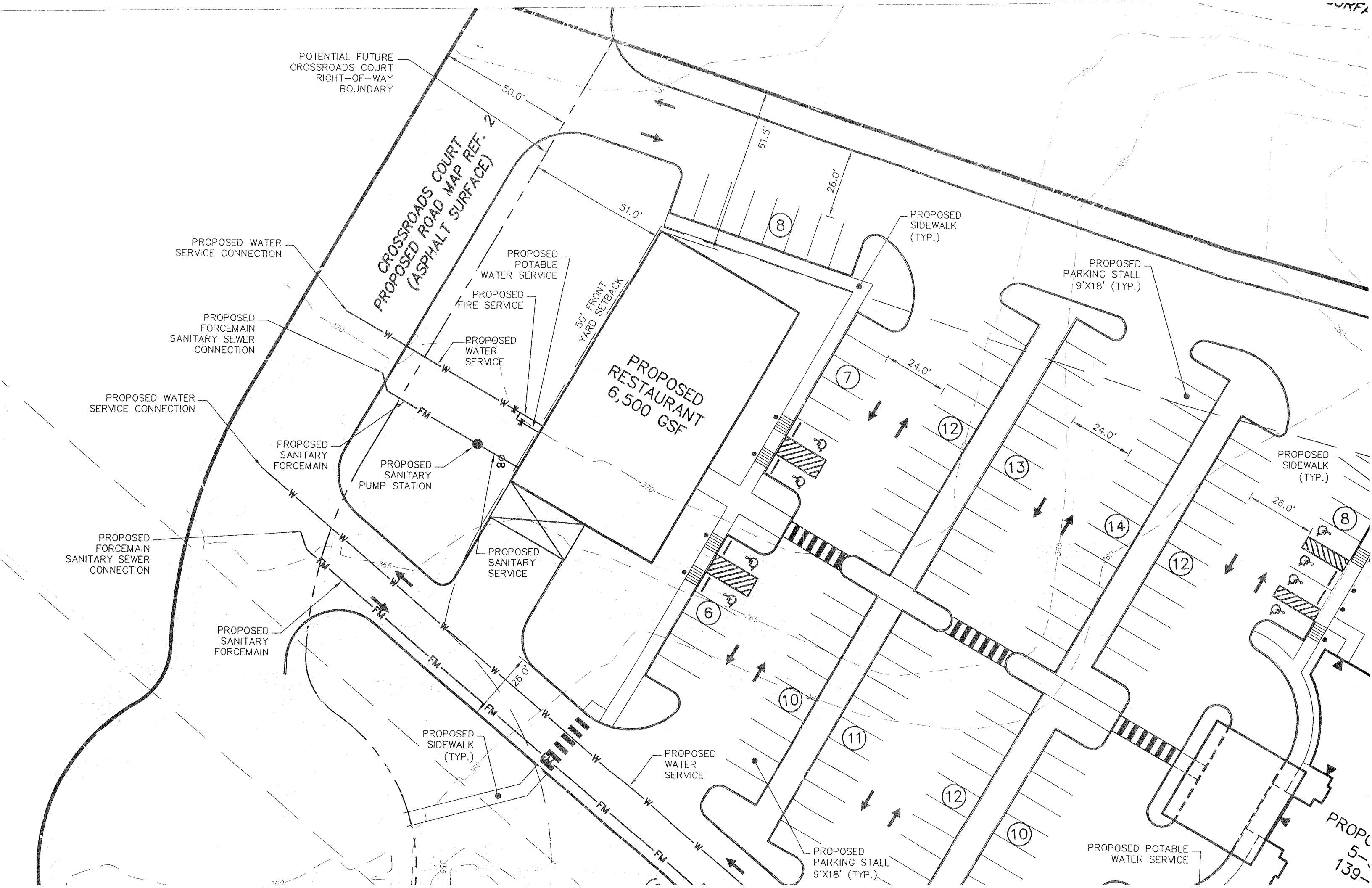
PROPOSED
PARKING STALL
9'X18' (TYP.)

PROPOSED
SIDEWALK
(TYP.)

PROPOSED
PARKING STALL
9'X18' (TYP.)

PROPOSED POTABLE
WATER SERVICE

PROPOSED
5-
139-

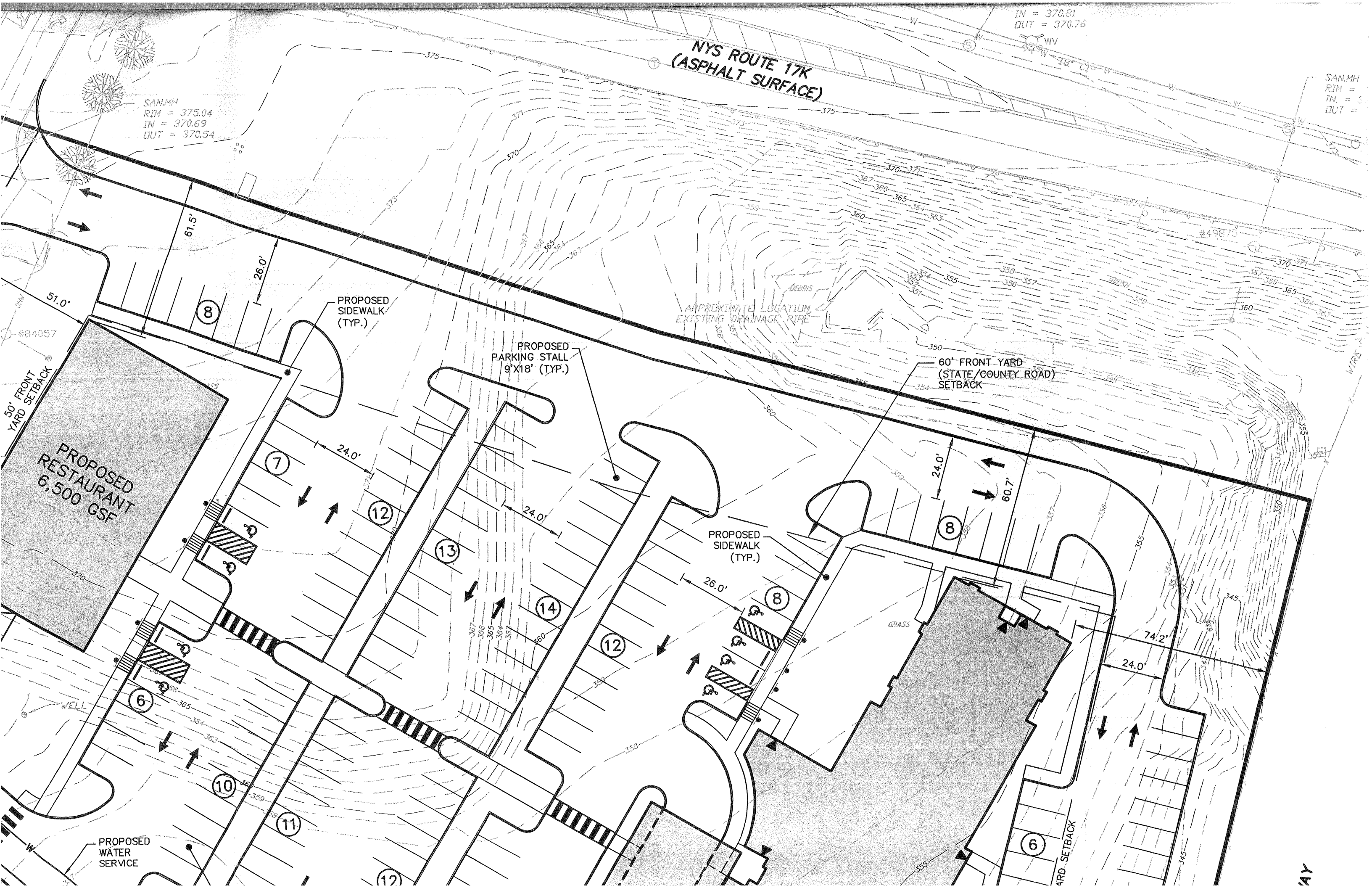


IN = 370.91
OUT = 370.76

SAN.MH
RIM = 375.04
IN = 370.69
OUT = 370.54

SAN.MH
RIM =
IN =
OUT =

NYS ROUTE 17K
(ASPHALT SURFACE)



PROPOSED SIDEWALK (TYP.)

PROPOSED PARKING STALL 9'X18' (TYP.)

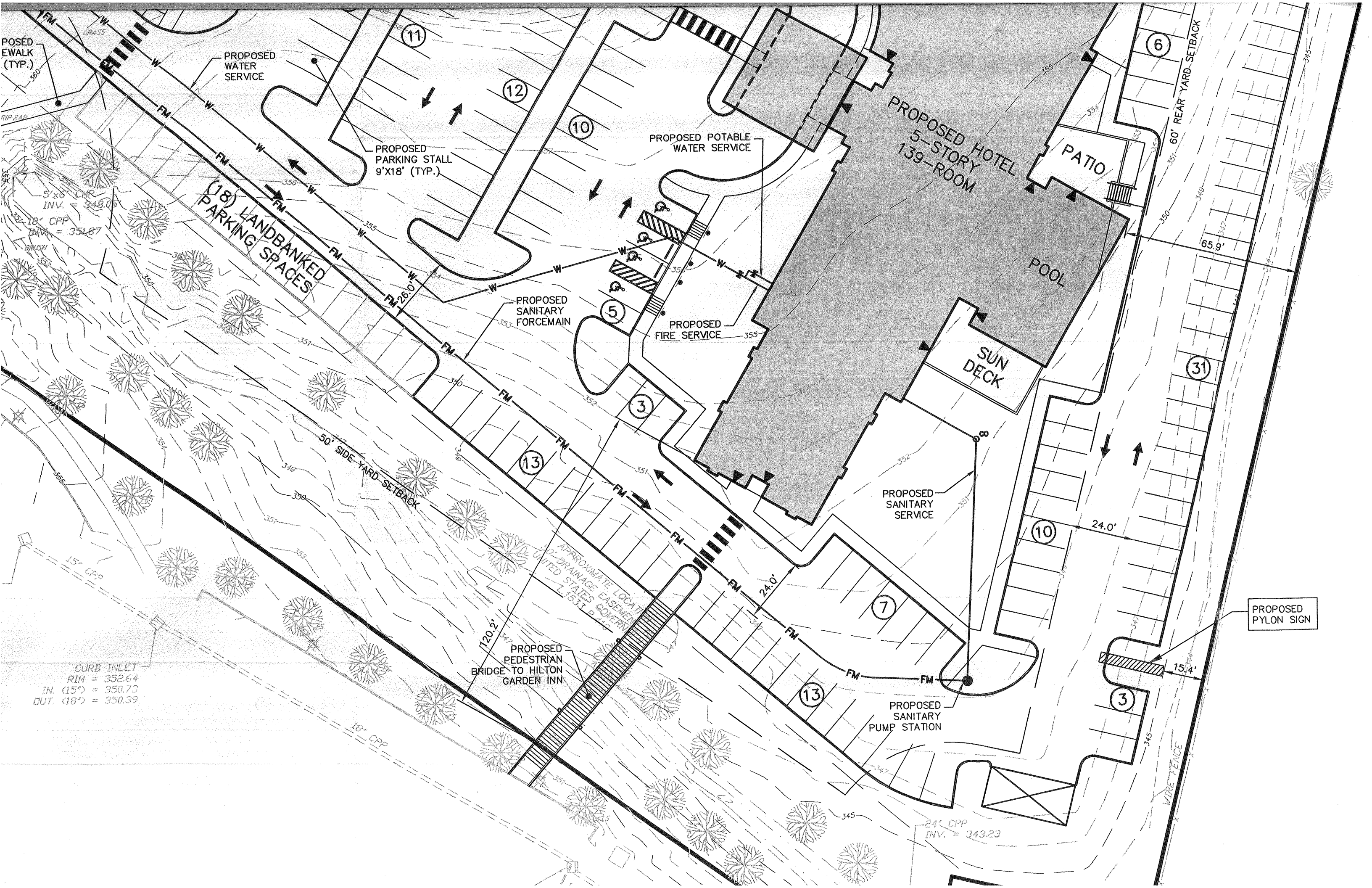
60' FRONT YARD (STATE/COUNTY ROAD) SETBACK

PROPOSED RESTAURANT 6,500 GSF

PROPOSED SIDEWALK (TYP.)

PROPOSED WATER SERVICE

AY



POSED
EWALK
(TYP.)

PROPOSED
WATER
SERVICE

PROPOSED
PARKING STALL
9'X18' (TYP.)

PROPOSED POTABLE
WATER SERVICE

PROPOSED HOTEL
5-STORY
139-ROOM

PATIO

(18) LANDBANKED
PARKING SPACES

POOL

PROPOSED
SANITARY
FORCEMAIN

PROPOSED
FIRE SERVICE

SUN
DECK

50' SIDE-YARD-SETBACK

PROPOSED
SANITARY
SERVICE

PROPOSED
PEDESTRIAN
BRIDGE TO HILTON
GARDEN INN

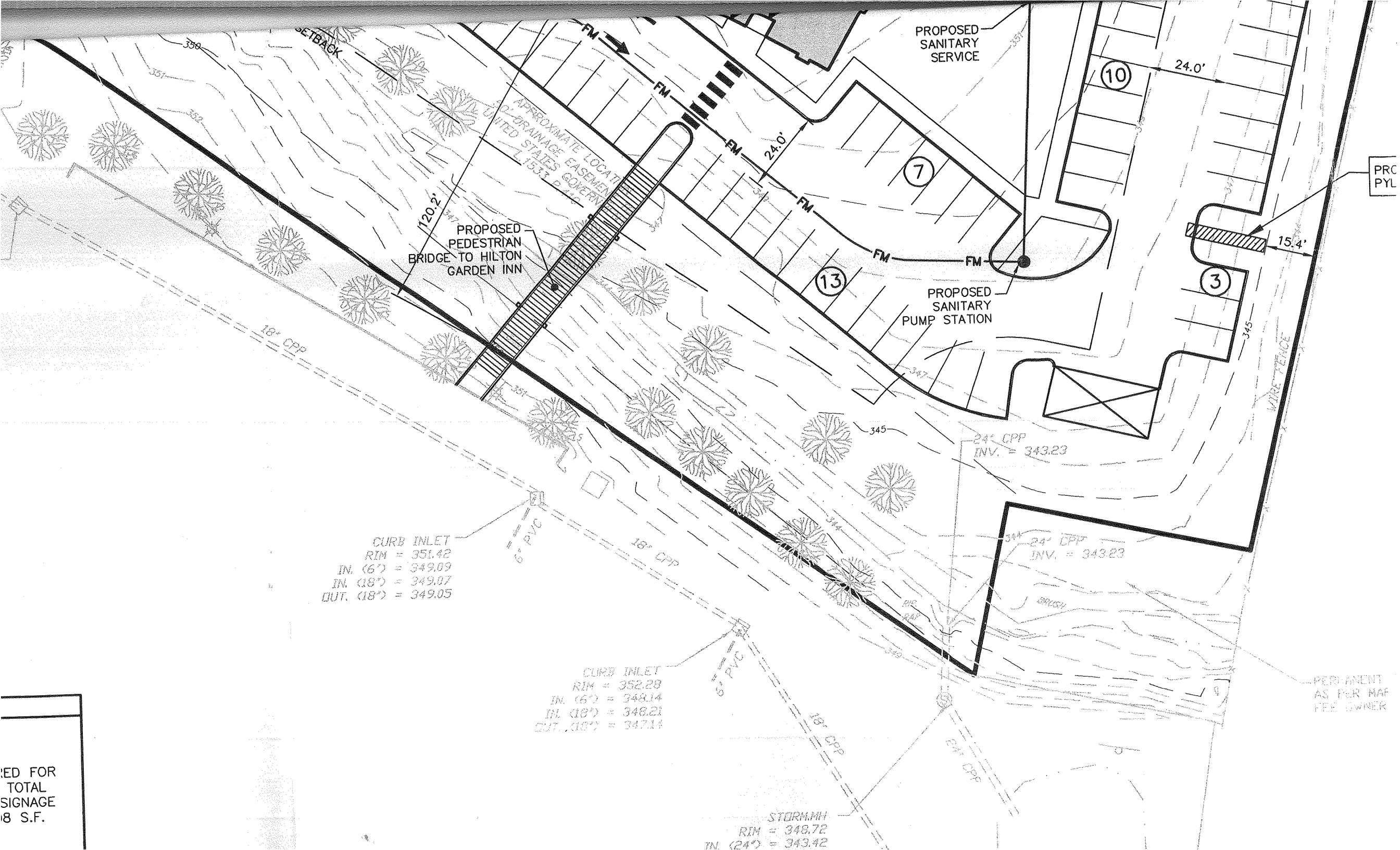
PROPOSED
PYLON SIGN

CURB INLET
RIM = 352.64
IN. (15") = 350.73
OUT. (18") = 350.39

24" CPP
INV. = 343.23

WIRE FENCE

APPROXIMATE LOCATION
OF DRAINAGE EASEMENT
UNITED STATES GOVERNMENT
L1533 P. 411



PROPOSED PEDESTRIAN BRIDGE TO HILTON GARDEN INN

PROPOSED SANITARY SERVICE

PROPOSED SANITARY PUMP STATION

CURB INLET
RIM = 351.42
IN. (6") = 349.09
IN. (18") = 349.07
OUT. (18") = 349.05

CURB INLET
RIM = 352.28
IN. (6") = 348.14
IN. (10") = 348.21
OUT. (18") = 347.14

STORM MH
RIM = 348.72
IN. (24") = 343.42

PERMANENT AS PER MAF TREE OWNER

ED FOR TOTAL SIGNAGE 18 S.F.